

LOCATION MAP
SCALE: 1"=2000'

LAND USE PROGRAM

Density:	
= 460	Phase 1 - 31,769 AC.
= 67,431	Phase 2 - 22,815 AC.
= 6.82 Units/Acre	Phase 3 - 7,844 AC.
	- 5,003 AC.
Mobile Home	- 67,431 AC.
Future Mixed-Use Business	- 5,521 AC.
Future Mini Storage	- 2,561 AC.
Drainage/ Recreational Area	- 14,385 AC.
R.V. & Boat Storage	- 1,037 AC.
TOTAL	- 90,935 AC.



SCALE: 1"=100'

RECEIVED
1990 SEP 14 A 11:00
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

REVISED LOT LAYOUT 7-14-88
REVISED LAYOUT 7-9-88

PRELIMINARY OVERALL DEVELOPMENT PLAN
TWIN LAKES VILLAGE
PHASE 1, 2, & 3

P.O.A.D.P. OUTSIDE OF CITY LIMITS

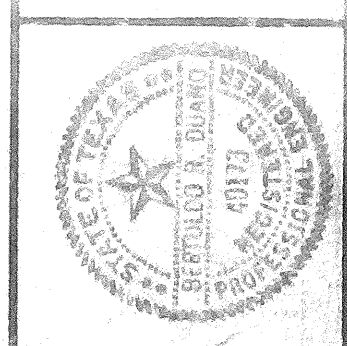
LIMITS OF 100 YRS. FLOOD PLAIN
NATURAL CONDITION

UNPLATTED

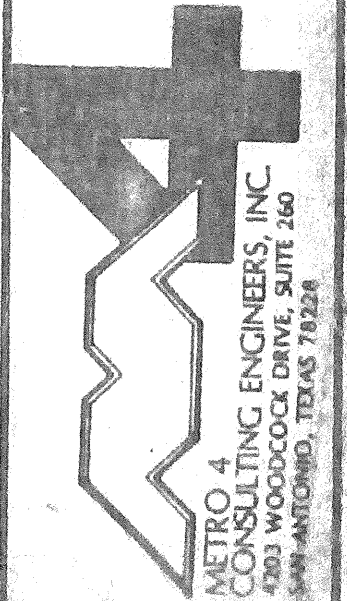
LIMITS OF 100 YRS. FLOOD PLAIN
NATURAL CONDITION

1. All Domestic sewage coming from the proposed development will drain into the existing off-site sanitary sewer line coming from the Lost Horizon Subdivision (Greenway Subdivision, DR. 12 SP 32 M-4901). The sewage will drain specifically into the existing M.H. A-9 STA. 254+50 and M.H. A-5 STA. 1440+37 along the existing 16-ft. sanitary sewer easement.
2. Water Supply for the overall Mobile Home Park, Future Mini-Storage Area and Future Mixed-Use Business Area will be supplied from an existing 16" A.C. water line along U.S. HWY 181.

OWNER:
TWIN LAKES MANAGEMENT
ADDRESS
4996 LAKE VILLAGE
SAN ANTONIO, TEXAS 78223



ENGINEERING
SURVEYING
PLANNING
PROJECT MANAGEMENT



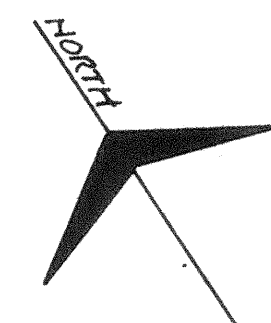
PROJECT NO. 17C-0622-01B
DATE 6-29-88
APPROVED BRD
RAWN MT/RL/MH
METRO 4 CONSULTING ENGINEERS, INC.
4996 LAKE VILLAGE
SAN ANTONIO, TEXAS 78223

236

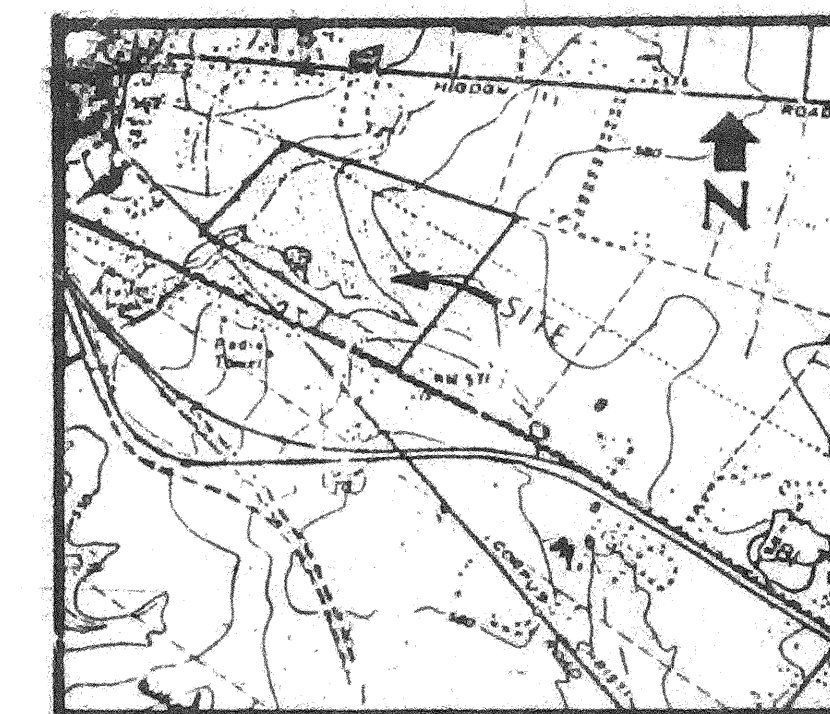
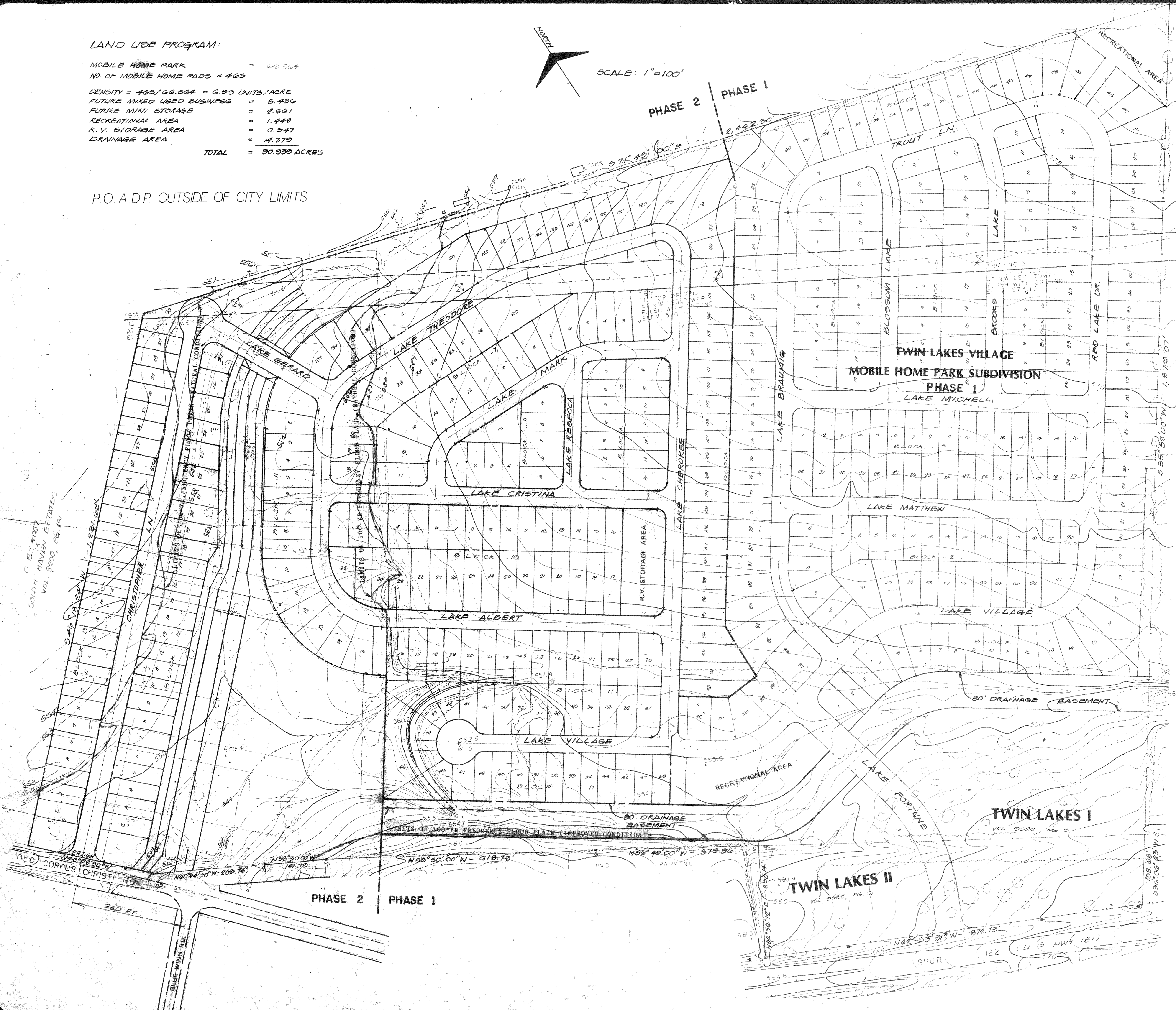
LAND USE PROGRAM:

MOBILE HOME PARK	= 66.564
NO. OF MOBILE HOME PADS = 465	
DENSITY = 465/66.564 = 6.99 UNITS/ACRE	
FUTURE MIXED USED BUSINESS	= 5.436
FUTURE MINI STORAGE	= 2.561
RECREATIONAL AREA	= 1.448
R.V. STORAGE AREA	= 0.547
DRAINAGE AREA	= 14.379
TOTAL	= 90.935 ACRES

P.O.A.D.P. OUTSIDE OF CITY LIMITS



SCALE: 1"=100'



LOCATION MAP
SCALE: 1"=2000'

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

Date: 9-25-91

File # 236

Signed: Roy Ramon
for Mike O'Neil

OWNER: Westco M.H. Inc.

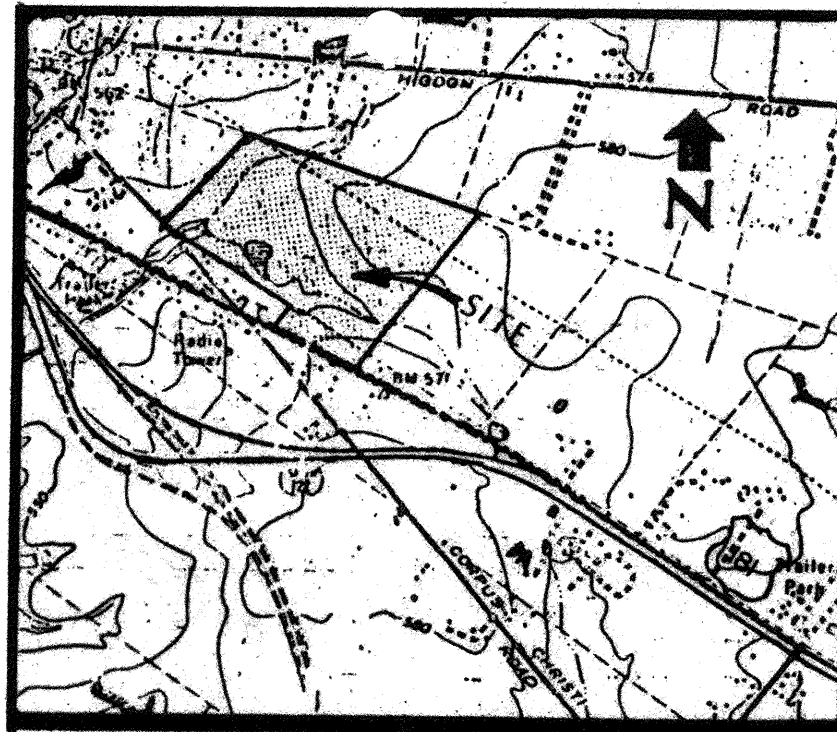
ADDRESS: c/o Metro 4 Consulting Engineers, Inc.
4205 Woodrock Dr. Suite 200
San Antonio, Texas 78226

1. All Domestic sewage coming from the proposed development will drain into the existing off-site sanitary sewer line coming from the Lost Horizon Subdivision (Greenway Subdivision, DR. 12 SP 32 M-4901). The sewage will drain specifically into the existing H.H. A-9 STA. 25450 and N.H. A-5 STA. 14404.37 along the existing 16-Ft. sanitary sewer easement.

2. Water Supply for the overall Mobile Home Park, Future Mini-Storage Area and Future Mixed-Use Business Area will be supplied from an existing 16" A.C. water line along U.S. HWY 181.

TWIN LAKES VILLAGE MOBILE HOME PARK PRELIMINARY OVERALL DEVELOPMENT PLAN

DATE: 8/8/91
BY: BRD
CHECKED: LEO DRAVER JZD

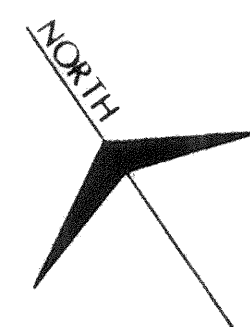


LOCATION MAP
SCALE: 1"=2000'

LAND USE PROGRAM

Mobile Home Park	- 58.934 Ac.
390/58.934	- 6.6 Units/Ac.
Future Mixed-Use Business	- 5.521 Ac.
Future R.V. Campground	- 7.624 Ac.
Future Mini-Storage	- 2.561 Ac.
Drainage/ Recreational Area	- 16.295 Ac.
TOTAL	90.935 Ac.

P.O.A.D.P. OUTSIDE OF CITY LIMITS



SCALE: 1"=100'

UNPLATTED

PHASE 2

PHASE 1

DRIVAS LANE

R.V. & BOAT
STORAGE

RECEIVED

1986 JUN -3 AM 10:09

DEPT. OF PLANNING
CURRENT PLANNING
SECTION

UNPLATTED

MOBILE HOME PARK
PHASE 1

ADULT
AMENITY
AREA

MOBILE HOME PARK
PHASE 2

FAMILY AMENITY AREA

LIMITS OF 100 YEAR

DRAIN EASEMENT

EXIST. 16" SANITARY SEWER EASEMENT

FUTURE MIXED-USE BUSINESS

FUTURE MINI-STORAGE

U. S. HWY. 181

PHASE 2

PHASE 1

EXIST. 16" SANITARY SEWER ESMT.

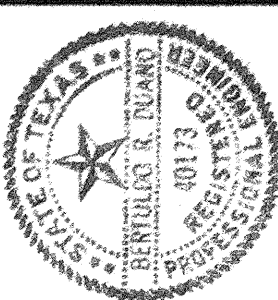
1. All Domestic sewage coming from the proposed development will drain into the existing off-site sanitary sewer line coming from the Lost Horizon Subdivision (Greenway Subdivision, DR. 12 SP. 32 M-4901). The sewage will drain specifically into the existing M.H. A-9 STA. 25+50 and M.H. A-5 STA. 14+04.37 along the existing 16-Pt. sanitary sewer easement.
2. Water Supply for the overall Mobile Home Park, Future Mini-Storage Area and Future Mixed-Use Business Area will be supplied from an existing 16" A.C. water line along U.S. HWY 181.

OWNER: J. Ted Light

ADDRESS: 6800 Park Ten Blvd.,
Suite 200 North
San Antonio, Texas
78230

236

C. B. 4007
SOUTH HAVEN ESTATES
VOL. 8200, PG. 151



METRO 4
Consulting Engineers & Surveyors
6800 Park Ten Blvd., Suite 200 North
San Antonio, Texas 78213
TEL (512) 373-8176

JOB NO. 86-0207-002
DATE 5-29-86
APPROVED BRD
DRAWN MT/RL/MH

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

TWIN LAKES POADP

FILE NO. _____
(To be assigned by the Planning Dept.)

J. Ted Light

NAME OF DEVELOPER/SUBDIVIDER

METRO 4

NAME OF CONSULTANT

P.O.A.D.P. NAME

6800 Park Ten Blvd.
Suite 200, 78213

ADDRESS

6800 Park Ten Blvd.
Suite 200 North.

ADDRESS 78213

PHONE NO.

733-8176

PHONE NO.

GENERAL LOCATION OF SITE _____

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE

- () City Water Board
() Other District _____
Name
() Water Wells

PROPOSED LAND USE

- () Single Family
() Duplex
() Multi-Family
() Business
() Industrial

PROPOSED SEWER SERVICE

- () City of San Antonio
() Other System _____
Name
() Septic Tank(s)

DATE FILED _____

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- (a) Perimeter property lines;
(b) Name of the plan and the subdivisions;
(c) Scale of map;
(d) Proposed land uses by location, type, and acreage;
(e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
(f) Contour lines at intervals no greater than ten feet;
(g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
(i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
(j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
(k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____

TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____



CITY OF SAN ANTONIO

P O BOX 839966
SAN ANTONIO, TEXAS 78283-3966

September 25, 1991

Mr. Bertuldo Duano, P.E.
Metro 4 Engineering Co.
4203 Woodcock Dr., Suite 260
San Antonio, Texas 78228

Re: Twin Lakes POADP
Plan #236

Dear Mr. Duano:

The Development Review Committee has reviewed and accepted your revised plan for Twin Lakes.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO



CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

October 23, 1990

Mr. Bertuldo Duano, P.E.
Metro 4 Engineering Co.
4203 Woodcock Dr., Suite 260
San Antonio, Texas 78228

Re: Twin Lakes POADP
Plan #236

Dear Mr. Duano:

The Development Review Committee reviewed your revised plan for Twin Lakes and requests that the plan be revised to include a secondary means of access to U.S. Highway 181. The current plan provides only one access point, Lake Fortune Dr., for over 400 dwelling units. We estimate that in excess of 4,000 vehicles per day will travel on Lake Fortune and Lake Village, a situation which creates a definite safety hazard within a residential subdivision. Secondly, if Lake Fortune Dr. should become blocked for any reason, more than 1,000 people would be denied access to emergency services. Your plan will be held in abeyance pending your response.

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO



CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

June 30, 1986

Manny Tamayo, Jr.
Metro 4 Engineers
6800 Park Ten Blvd., Suite 200 North
San Antonio, Texas 78213

RE: Twin Lakes Village POADP
File #86-19-53-08

Dear Mr. Tamayo:

The POADP committee has reviewed your proposed plan for Twin Lakes Village. The committee does not have any objections to the configuration of the plan nor to the proposed use. However, there is a major concern regarding drainage and accessibility due to the 100 year Flood plain.

The committee recommends that you work closely with the Drainage Section of the Department of Public Works (Mr. Roy Akiona) and Bexar County Public Works, to resolve the drainage issues before platting.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/el

Metro 4

CONSULTING ENGINEERS & SURVEYORS

Date: 6-03-86

Name: William Vann

Address: City Planning Department
City of San Antonio
San Antonio, Texas

Delivered Via:

Hand: XX

U.S. Mail:

Express Carrier

Metro 4 Job: TWIN LAKES VILLAGE

Transmitted Herewith:

5 copies of blue-print of the POADP for the above project.

Action Required:

For your approval.

Copies To:

Name: Manny Tamayo, Jr.

Title: Project Engineer

Metro 4 Consulting Engineers, Inc.

CIVIL • STRUCTURAL • PLANNING • PROJECT MANAGEMENT

5511 SAN PEDRO AVE. • SAN ANTONIO, TEXAS 78212
(512) 733-0014

LETTER OF TRANSMITTAL

TO

Department of Planning
City of San Antonio

DATE	9/14/90	JOB NO.	
ATTENTION			
RE	Twin Lakes Village POADP File # 86-19-53-08		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | | |
|---|--|--------------------------------|----------------------------------|---|
| <input type="checkbox"/> Shop drawings | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change order | <input type="checkbox"/> _____ | | |

COPIES	DATE	NO.	DESCRIPTION
3	7/14/90		Preliminary Overall Development plan, Twin Lakes Village Phase 1, 2, & 3 Revised 7/14/90.

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

These prints of the plan is a revisions of
the plan submitted and approved - RE: File # 86-19-53-08.

COPY TO _____

SIGNED: _____

R. Jovan

Metro 4 Consulting Engineers, Inc.

CIVIL • STRUCTURAL • PLANNING • PROJECT MANAGEMENT

~~1111 SAN PEDRO, SUITE 200, SAN ANTONIO, TEXAS 78214~~

(512) 733-0014

LETTER OF TRANSMITTAL

TO Planning Commission
City of San Antonio, Texas
P.O. Box 9066, San Antonio, Tx 78285

DATE	9/24/91	JOB NO.	91-0808-012
ATTENTION	Mr. Roy Ramos		
RE	Twin Lakes Village Mobile Home Park Subdivisions - Preliminary Overall Development Plan		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings

☒ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

☐ _____

COPIES	DATE	NO.	DESCRIPTION
6	8/8/91	Sheet OF 1	Twin Lakes Village Mobile Home Park - Preliminary Overall Development Plan
RECEIVED 1991 SEP 25 A 10:44 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION			

THESE ARE TRANSMITTED as checked below:

☒ For approval

☐ Approved as submitted

☐ Resubmit _____ copies for approval

☐ For your use

☐ Approved as noted

☐ Submit _____ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return _____ corrected prints

☐ For review and comment

☐ _____

☐ FOR BIDS DUE _____ 19 _____

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Revised to add location of Blue Wing Road.

COPY TO _____

SIGNED: L Lane

If enclosures are not as noted, kindly notify us at once.

Metro 4 Consulting Engineers, Inc.

CIVIL • STRUCTURAL • PLANNING • PROJECT MANAGEMENT

5511 SAN PEDRO • SUITE 100 • SAN ANTONIO, TEXAS 78212

(512) 733-0014

LETTER OF TRANSMITTAL

TO

Planning Commission
City of San Antonio, Texas

DATE	9/6/91	JOB NO.	91-0808-012
ATTENTION	Mr. Roy Ramos		
RE	Twin Lakes Village Mobile Home Park Subdivision - Preliminary Overall Development Plan (Revised)		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | | |
|---|--|--------------------------------|----------------------------------|---|
| <input type="checkbox"/> Shop drawings | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change order | <input type="checkbox"/> _____ | | |

COPIES	DATE	NO.	DESCRIPTION
6	8/8/91	1051	Twin Lakes Village Mobile Home Park Subdivision - POADD (Revised 8/8/91)

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input checked="" type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

This is the revised Preliminary Overall Development Plan for Twin Lakes Village Mobile Home Park Subdivision providing secondary safety lane to Old Corpus Christi Road.

COPY TO _____

SIGNED: 

① (Twin Lakes)

Talk to Bessie Co. — get County maps.
Is it a County Rd? — How far does it
go? Who uses it?

② Must drainage to our new ROAD P.

③ Need to talk to Engineer and get more info.
re: Flood Plain etc....

(Indian Springs)

La Contera — need to invite Steve
to make presentation —

Bld's Square - Is it their Headquarters or store?
we need a reason as to why Bld's Square was
the street closed. Perhaps a presentation.

TWIN LAKES PLAN

Recommend that Lake General be platted with
Phase I or phase II if he plats phase II before
phase I. Street shown on aerial across from
Old Corpus Christi Rd. needs to be shown on
the plan. provide new aerial.